The Municipal Gazette.

Vol. IV. SHANGHAI, THURSDAY, DECEMBER 7, 1911. No. 214

AT the meeting of the Electricity Committee held on Monday, December 4, 1911, at 4.30 p.m., there were:—

Present:

Messrs. E. C. Pearce (*Chairman*)
G. Wuillemmier
Absent: C. R. Burkill

The meeting adjourned at 5.40 p.m.

AT the meeting of the Council held on Wednesday, December 6, 1911, at 4.30 p.m., there were:—

Present:

Messrs. H. De Gray (*Chairman*)
C. E. Anton
A. W. Burkill
E. E. Clark
E. J. Cornfoot
H. Figge
C. Selby Moore
E. C. Pearce
T. E. Trueman

The meeting adjourned at 5.50 p.m.

Volunteer Corps.

Medical Staff.—A commission as Lieutenant is authorized for issue to Dr. J. E. Murray.

Road Extensions and Widenings.

Nanking and Kiangse Roads.—The question of compensation for a small strip of Cadastral Lot 84, which is required for the widening of the Nanking and Kiangse Roads, will be referred for settlement by the Land Commission in terms of the following correspondence:—

Shanghai, September 13, 1911.

DEAR SIR,—We have been instructed by Messrs. David Sassoon & Co., Ld. to continue the negotiations with regard to the surrender of the land required by the Council for the widening of the Nanking Road, and of the Kiangse Road from Cadastral Lot 84, begun by Mr. D. M. Gubbay about a year, or year and a half ago. We refer to that part of the lot on which a new building is in course of erection.

According to a plan we received from Mr. C. H. Godfrey in October 1910 the Council will require an area of 3 fun, 2 li, 3 hao for the widening of the Nanking Road, and an area of 1 fun, 9 li for the Kiangse Road, making a total area of 5 fun, 1 li, 3 hao. These areas apply to the surrenders required from the entire lot, but at present we can only deal with the small portion at the corner.

We are prepared to surrender the area to be negotiated now at the assessed value of Tls. 65,000 per mow less a certain amount for betterment. The amount to be deducted for betterment we think is a matter for discussion as owing to the reduction of the building area caused by the surrender there is only accommodation for two shops on the Nanking Road frontage whereas had no surrender been required there would have been space for three.

As to the area to be surrendered we will have no difficulty in determining this with Mr. C. H. Godfrey.

We are, Dear Sir,
Yours faithfully,
MOORHEAD & HALSE.

W. E. LEVESON, Esq.,
Secretary, Municipal Council.

Shanghai, September 18, 1911.

DEAR SIR,—Referring to our letter of September 13 re the surrender of land from this lot for the widening of the Nanking Road, and Kiangse Road we find we have written that "We are prepared to surrender the area to be negotiated now at the assessed value of Tls. 65,000 per mow less a certain amount for betterment." This should read "We are prepared to surrender the area to be negotiated now at the assessed value of Tls. 65,000 per mow, plus 10 per cent. for compulsory sale less a certain amount for betterment."

You will notice that we omitted to mention the usual 10 per cent. additional for a compulsory sale.

The rest of the letter of September 13 to stand as written.

Yours faithfully,
MOORHEAD & HALSE.

W. E. LEVESON, Esq.,
Secretary, Municipal Council.

Council Room,
Shanghai, October 7, 1911.

GENTLEMEN,—I am directed to acknowledge the receipt of your letters of September 13 and 18 on the subject of the surrender of a portion of the scheduled area of Cadastral Lot 84 required for the improvement of the Nanking and Kiangse Road corner.

In reply I am directed to state that, in the opinion of the Council, there is no good reason why the rate upon which your claim is based should be other than the actual value shown in the assessment recently carried out by Messrs. Algar and Peebles. It is considered therefore that the rate of Tls. 57,000 per mow should properly serve as a basis for computing the compensation payable for the scheduled area of the property.

In regard to the question of betterment, the Council notes your remarks as to the lessened accommodation which will necessarily result from surrender of a portion of the lot for public use, and after careful consideration of the circumstances, is of opinion that the amount to be deducted for betterment may suitably be calculated at one half.

Upon these terms the compensation payable for the area in question will be as follows:—

Mow 0.191 at Tls. 57,000 per mow	Tls. 10,887
plus 10 per cent. for compulsory surrender	1,088
	11,975
less one-half for betterment	5,987
	Tls. 5,988

I am, Gentlemen,
Your obedient servant,
W. E. LEVESON,
Secretary.

Messrs. MOORHEAD & HALSE.

Shanghai, October 12, 1911.

DEAR SIR,—We beg to acknowledge receipt of your letter of October 7 re the surrender of a portion of the scheduled area of Cadastral Lot 84, required for the widening of the Nanking and Kiangse Road corner.

In reply thereto, we would remind the Council that in effect a road surrender becomes operative the moment a landowner commences to rebuild, and is restricted to the scheduled building line by the Council's regulations with regard to building permits and the approval or otherwise of plans of proposed buildings. This restriction was enforced in the case under discussion during 1910.

You state that "in the opinion of the Council, there is no good reason why the rate upon which your claim is based should be other than the actual value shown in the assessment recently carried out by Messrs. Algar and Peebles." The assessment referred to is not yet in force, and we believe was not even contemplated when we were compelled to set back our building line. By the process of reasoning adopted by the Council, we have better grounds for stating that in our opinion the basis of compensation should be Tls. 85,000 per mow—which sum we offered on behalf of a client to Messrs. Sassoon & Co., Ld. for Cad. Lot 84 during 1909, and which in our opinion is a better criterion of the value of the lot to the owner in 1910 than the assessment of to-day. As, however, we desired to put forward a reasonable and sound claim, we adopted the assessment in force on which the taxes are being paid as the only reasonable basis.

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In regard to the question of betterment we should much appreciate a statement of the considerations which have gone to the formation of the Council's opinion that the amount to be deducted for betterment should suitably be calculated at one half. We are well acquainted with the practice of compensation, and as our opinion differs so materially from that advanced by the Council, it has occurred to us that we may have overlooked one or more important considerations which under the accepted principles of compensation should affect the deduction for betterment.

For your information, we give the only points, which in our opinion have any bearing on the question of betterment.

1.—The undoubted betterment accruing to the shops by virtue of the less dangerous approach for carriages and pedestrians.

2.—"Betterment 1" will operate far more beneficially to the community than to the landowner or his tenants, by reason of mere numbers.

3.—We enjoyed ample light and air prior to rebuilding.

4.—Our total loss of frontage is about 28-ft.

5.—Our loss of frontage to the Nanking Road is increased by the rounded corner scheduled by the Council to about 20-ft.

6.—The site which was sufficient for three fair sized shops prior to the surrender, is now suitable for two shops only, and the rental value of the shops reduced for this reason by a greater proportion than the reduction in area.

7.—That setting back our frontage line compelled us to leave the adjoining shop on the Kiangse Road in an uninhabitable condition during building operations.

For the reasons stated herein, we shall be much obliged if you will again refer the matter to the Council for reconsideration of the terms offered for the surrender, or the advancement of sound reasons why our claim should be reduced. By sound reasons we mean reasons which, under the accepted principles of compensation, should affect our claim.

Yours faithfully,

MOORHEAD & HALSE.

W. E. LEVESON, Esq.,
Secretary, Municipal Council.

Council Room,
Shanghai, October 31, 1911.

GENTLEMEN,—In reply to your letter of October 12, on the subject of the improvement of the Nanking and Kiangse Roads ex Lot 84, I am directed to state that the Council remains of opinion that the terms contained in my letter of October 7 are those properly applicable to this case. Since, however, you have raised various points which in your opinion affect the matter of compensation, I am directed to deal with them briefly as follows:

As to the time when a road surrender becomes operative. This would be as you say were the owner to set back to the new line at once, but not so where the area is retained for the use of the building contractor and for the erection of remunerative advertising hoardings. It is exact, and at the same time simple, to regard a road surrender as operative when the road is made available for public use. It is the Council's invariable practice to pay compensation then, and not before.

As to the Assessed value as a basis for compensation. While this, the official appraisement is customarily accepted by landowners and the Council, it is utilized only as an independent guide to the actual value, and it is beyond question that the recent re-valuation by Messrs. Algar and Peebles is a better indication of the latter than the Assessment of 1907. Besides which, at the time of the 1907 assessment your clients protested at the valuation of the property at Tls. 70,000 per mow, saying "we estimate the assessement at Tls. 50,000 per mow." (*Vide* letter from Messrs. David Sassoon & Co., Ld. of July 10, 1907). Whereupon the assessment was reduced to Tls. 65,000 per mow. But even this valuation is not what you describe to be as "the assessment in force on which the taxes are being paid", or, "the only reasonable basis": for, as you are aware, Land Tax is levied subject to a rebate of 20 per cent, one of the objects of which is to allow for fluctuation in values between the quinquennial periods.

As to betterment. The Council has urged the equity of a deduction of one-half of the claim; you have expressed willingness to deduct a certain amount, and admitted undoubted betterment in respect of carriage and foot access; but you have not yet stated by what proportion the claim should in your opinion be lessened.

The light and air enjoyed by the old building is fresh in the Council's memory. To describe it as ample, under present conditions, would be, I am directed to assert, to court contradiction.

The loss of frontage is a measurable item upon which compensation must depend; so too is the loss of area, and the consequent lessened space available for building. It is the sum total of these considerations which go to make up the value of the strip to be surrendered, but the betterment to be deducted is the increase in value of the remainder of the property, and your estimate of this has, as yet, not found explicit expression.

I am, Gentlemen,
Your obedient servant,
W. E. LEVESON,
Secretary.

Messrs. MOORHEAD & HALSE.

Shanghai, November 21, 1911.

DEAR SIR,—We are in receipt of your letter of October 31 re the road surrender ex Cad. Lot 84, which gives the impression that the Council desires to treat the surrender as a matter of barter for a commodity which is for sale in the open market, rather than as a matter of compensation for compulsory sale. In reply thereto we will deal with your arguments in the order given.

As to the time when a road surrender becomes operative. The reason you advance would be a good one were we dealing with a commodity for sale in the open market, but as the Council is exercising compulsorily the arbitrary powers conferred by the Land Regulations, the surrender becomes operative the moment that power is exercised and our clients are restricted in the use of their property.

With regard to the hoarding, this is for the protection of the public during building operations, and would be equally valuable for advertising purposes if set back to the scheduled line. For your information, we may mention that the advertising space brings in a rental of $40 per mensem, and will probably be available for a total period of seven months.

The public has enjoyed the use of a portion of the surrender for several months, and with regard to the remainder we beg to remind the Council that had no surrender been scheduled, it would be necessary to give us permission to encroach three or four feet on the road to enable our clients to improve the property to the extent of Tls. 38,000 by erecting the new building, thereby enabling the Council to participate in the benefit of this costly improvement by levying taxes on a much higher rental than the old buildings produced. We would also draw the Council's attention to the fact that had it been necessary for us to enroach on the road with our hoarding, the advertising space would be equally valuable, as in the case of the Palace Hotel and many other buildings.

We have no complaint to make against the Council's usual practice of paying for land when it is actually transferred or made available for public use. Our letter of October 12, dealt with the amount of compensation payable, rather than with the date of payment.

As to the assessed value as a basis of compensation. As we stated in our letter of October 12, the assessment which may, or may not, come into force next year, and the offer we made the owner of the property in 1909, are beside the point; our clients' objection of 1907 is equally so. Our clients have paid and are now paying taxes on Tls. 65,000 per mow less an *abatement* of 20 per cent. The Council has asked for, and has obtained, special powers to increase the rateable or assessed value where landrenters claim compensation in excess of the assessed value, and in the interests of equity and justice it would be interesting to know what remedy landrenters have where the Council adopts the inverse method.

Whatever the value was in 1907 or will be in 1912, does not affect our claim. We are in a position to produce a buyer for a small lot of about the size of the lot in question on any of the four corners of the intersection of the

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Nanking and Kiangse Roads at the assessed value, and from a former offer we were commissioned to make we have a shrewd suspicion that a considerably higher price can be obtained. As stated in our former letter we wish to put forward a reasonable and sound claim, so we adopt the Council's present assessment as the only reasonable basis.

After perusal of the report of Mr. Landale's speech at the Ratepayers' Meeting of 1908 and the Minutes of the Council Meetings of March 27, June 5 and June 12, 1907, we must express surprise at the Council's statement with regard to the "rebate of 20 per cent." Our Mr. Halse was interviewed by your Mr. Mayne as to the home practice with regard to taxation and the purpose of "abatements" (not rebates) and in view of such knowledge of the circumstances as we possess, and the evident uncertainty of the Council as indicated by the minutes of the latter meeting, we are still convinced that the assessment of 1907 is the assessment on which our clients pay their taxes, the 20 per cent. in question being a *fixed abatement*.

As to betterment. There is no equity in a random guess at the value of betterment. Any claim for betterment should be based on sound reason, be detailed, and proved. The onus of proof of betterment rests with the Council.

As the light and air enjoyed by the old building is fresh in the Council's memory, we invite an inspection of the new building, after which we think the Council will agree that the new building if placed on the old building line would give sufficient light and air for any purpose which the building may be called upon to serve.

We state with conviction that the increased light and air enjoyed by the new building is due to our own efforts in designing the building rather than to an average increase of 10-ft. in the width of the roads. We would remind the Council that a depth of 50-ft. is sufficient for a shop, and that what light and air we may gain in front by setting back the building, we must necessarily lose at the rear, we would also remind the Council that the law of easements does not apply in Shanghai, and we can see no possible reason why the Council should claim any preferential treatment to the landrenter in the matter of light and air. With regard to the undoubted betterment in respect of carriage and foot access, we desire to draw the attention of the Council to the effect of the tramway on the property under discussion and the surrounding property. The tramway has made such access considerably worse than was formerly the case, if not positively dangerous, and the Council has substantially admitted this in the case of Mr. E. G. Wilson. No compensation was asked or given to our clients on this account, and as a matter of equity we are entitled to take this into consideration in connexion with betterment.

The lot prior to surrender had a frontage to the Nanking Road of 73-ft., sufficient for three fair shops. The surrender limits us to two shops which are larger than necessary and which will not produce the rent per fong which three smaller shops will return. The loss of frontage is also large in comparison to the area surrendered.

We consider the soundest method of arriving at the loss or gain in values, is by capitalizing the loss or gain in rental values, and the following claim for compensation, which we think our clients are reasonably entitled to, is based on that method.

Taking into account all the foregoing considerations, our claim for compensation is as follows :—

Mow 0.191 at Tls. 65,000 per mow	Tls. 12,415
Plus 10 per cent for compulsory surrender	1,241
Depreciation of remainder of site by excessive loss of frontage (28-ft. sufficient for two good show windows) and adaptability for three average shops, expressed in rental value. Tls. 120 per mensem capitalized at 6 per cent.	24,000
	Tls. 37,656
Less betterment due to improved approach for carriages and pedestrians, expressed in rental value. Tls. 100 per mensem capitalized at 6 per cent.	20,000
	Tls. 17,656

Our clients realize that the improvement is a costly one to the ratepayers, and to facilitate an amiable settlement, are prepared to offset the depreciation against the betterment, and accept the sum of Tls. 13,656 for the area to be surrendered, it being clearly understood that this offer is made without prejudice to their claim for Tls. 17,656 should the Council decide to contest the claim.

Yours faithfully,
MOORHEAD & HALSE.

W. E. LEVESON, Esq.,
Secretary, Municipal Council.

Council Room,
Shanghai, November 30, 1911.

GENTLEMEN,—I am directed to acknowledge the receipt of your letter of November 21, which contains, as desired, a statement of the amount by which you are prepared to reduce your claim for compensation in the case of Lot 84, Nanking and Kiangse Roads, in recognition of betterment.

Even with this reduction there is so wide a difference between your claim and the compensation offered, that the Council has decided to leave the settlement of the case in the hands of the Land Commission. Due notice will be afforded to you of the day fixed by the Commissioners for their next sitting.

I am, Gentlemen,
Your obedient servant,
W. E. LEVESON,
Secretary.

MESSRS. MOORHEAD & HALSE.

Shanghai, December 4, 1911.

DEAR SIR,—In reply to your letter of November 30, with reference to the road surrender ex Cadastral Lot 84, we beg to remind you, as in the case of Cadastral Lots 69 and 145, that the Land Regulations give the Council no authority to refer the matter to the Land Commissioners, and the Land Commissioners no jurisdiction in the case.

We wish to inform the Council that we do not agree to the matter being referred to the Land Commissioners in the ordinary way as our clients are quite willing to surrender the land required on receipt of adequate compensation, but if the Council desires to refer it to the Land Commissioners without prejudice, we are prepared to appear in support of our clients' claim.

Yours faithfully,
MOORHEAD & HALSE.

W. E. LEVESON, Esq.,
Secretary, Municipal Council.

Dixwell Road.—Purchase has been effected of the last remaining piece of unregistered land required for the completion of this road north of the East Hanbury Road measuring Mow 0.165 at a cost of Tls. 100 including cost of removal of three native houses.

Baikal Road Metalling.—Petition from residents in the Eastern District, with the Council's reply:—

Shanghai, November 13, 1911.

DEAR SIR,—We, the undersigned residents of Baikal Road, wish to draw your attention to the extremely bad condition of the roadway from our residences to Yangtszepoo Road and request that steps be taken to have the road metalled from the junction of Macgregor and Baikal Roads to the junction of Baikal and Yangtszepoo Roads.

We would point out that a considerable amount of money has lately been expended on the Thorburn Road and the new Yulin Road, whereas the Baikal Road is still made up of ashes, nothwithstanding the fact that there are a larger number of residents on the latter road paying taxes than on either of the two roads named.

We also feel that a fence or other protection should be erected alongside the creek running parallel with the roadway.

Trusting that you will give our request your immediate attention.

We are, Dear Sir,
Yours faithfully,

ARCH. SINCLAIR
P. MUNGALL
P. W. C. BOWEN
F. P. GERAGHTY
A. E. RYDBERG
PATRICK CAMPBELL
F. C. ARMISTEAD
A. C. NEWCOMB
A. L. BLECHYNDEN
F. H. HAMBLIN
G. H. A. SNOW
E. M. DRUMMOND
G. B. REA
A. M. PRYCE
W. VAN CORBACK
S. O. ROBERTSON
D. WARDEN
A. HILDRETH.

The SECRETARY,
Shanghai Municipal Council.

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Council Room,

Shanghai, November 30, 1911.

GENTLEMEN,—In reply to your letter of November 13, I am directed to state that, in accordance with your request, the Council has approved the metalling and completion of the Baikal Road as far as Macgregor Road. The work must necessarily be deferred until next year, as it involves filling in the creek at present within the road line, and the laying of a sewer which will connect with the new trunk sewer now being laid in the Muirhead and Yangtszepoo Roads. In the meantime the road will be put in as good condition as possible with ashes.

With reference to the paragraph of your letter which relates to Yulin Road, I am directed to point out that in this case one-third of the cost is being borne by the landowners chiefly interested.

I am, Gentlemen,

Your obedient servant,

W. E. LEVESON,

Secretary.

A. SINCLAIR, Esq.,

and others, resident in Baikal Road.

Public School.

Speech Day.—The Annual Speech Day and Prize-giving has been fixed for Thursday, December 21, at 4.30 p.m., to be held in the Lyceum Theatre.

St. Andrew's Bursary.—The First Bursary, value $100, has been won by James Allan, a pupil of the School.

Semaphore Service.

The following statement of accounts of the service is forwarded by the French Council in accordance with the arrangement made in 1902:—

(*Translation.*)

STATEMENT OF ACCOUNTS, 1911.

	Tls.	Tls.
Subscription to the Observatory	300.00	
1 Chinese clerk, Tls. 7.50 per mensem	90.00	390.00
Telephone Service.		
Subscriptions for Observatory, Semaphore and meridian ball	202.00	
Reinstatement of the Siccawei line	135.00	337.00
Staff.		
1 European employe in charge, Tls. 180 per mensem	2,160.00	
Difference between exchange value of tael and the minimum rate fixed by the French Consul (fr. 3)	.50	
1 Chinese assistant, 6 mos. at Tls. 25, and 6 mos. at Tls. 30	330.00	
1 ricsha coolie, Tls. 8 per mensem	96.00	
1 Chinese watchman, Tls. 14 per mensem	168.00	
1 Daily Bulletin carrier, Tls. 7 per mensem	84.00	
New year bonuses to staff	27.00	2,865.50
Miscellaneous Expenses.		
Bunting	219.38	
Making flags	40.64	
Purchase and upkeep of furniture	47.75	
Painting signal mast	46.36	
400-lb. of steel wire for halyards	14.72	
Heating	19.86	
Office requisites	69.86	
Locomotion for despatch of telegrams	81.40	
Tramway Season Tickets	27.15	
Sundry expenses	52.36	619.48
Bamboo signals	42.98	
Electric lighting & meter	189.50	
Upkeep of Electric apparatus	122.97	
Water meter	4.44	359.89
Total expenses for the year		4,571.87
Of which one half to be reimbursed by the Municipal Council		2,285.93

G. LAFERRIERE,

Secretary,

French Municipal Council.

Tramways.

Siding on the Yangkingpang.—Correspondence with the Shanghai Electric Construction Co., Ld. in regard to the proposed construction of a tramway siding in Sungkiang Road:—

Shanghai, November 14, 1911.

DEAR SIR,—I shall be glad to receive permit for the construction of siding, as per blue print herewith, at the South Chekiang Road Bridge in order to improve the terminal facilities at that point.

Yours faithfully,

D. McCOLL,

General Manager.

The ENGINEER & SURVEYOR,

Shanghai Municipal Council.

Council Room,

Shanghai, November 30, 1911.

SIR,—In reply to your letter of November 14, addressed to the Municipal Engineer, I am directed to state that the Council has assented to the construction of a siding in the Sungkiang Road, provided that (1) the rails be laid westward from the Chekiang Road to avoid obstructing the public landing stage on the east, (2) that no claim be made against the Council hereafter in the event of damage to the track foundations during repairs to the bunding, (3) that the siding be used for shunting purposes only and not as a storing place for cars or trailers.

I am, Sir,

Your obedient servant,

W. E. LEVESON,

Secretary.

D. McCOLL, Esq.,

General Manager,

Shanghai Electric Construction Co., Ld.

Municipal Staff.

Police Force.—Sergeant W. C. Woodfield has been transferred for duty at the Mixed Court with effect from November 1.

Sikh Constable No. 477, Sher Singh, was discharged invalided on November 22.

Public Works Department.—Six months' leave of absence is granted to Mr. A. Diercking with effect from March 18, 1912.

Notification of Infectious Disease.

The following have been reported during the week ending Sunday, December 3, 1911.	Cases notified among Non-Chinese population of 13,770	Deaths among Chinese population of 492,000
Small-pox.	0	0
Cholera.	* 1	0
Typhoid Fever	0	–
Diphtheria.	2	1
Scarlet Fever.	0	7
Tuberculosis	0	19
Plague	0	0
Total Deaths from all Causes	4	117

* Diagnosis not confirmed by Laboratory Examination.

ARTHUR STANLEY,

Health Officer.

Public Band.

Public Performances.—The attendance on Sunday, December 3, numbered 1185.

On Sunday next, December 10, at 4.30 p.m., the programme will be as follows:—

Tschaikowsky Programme.

1. Overture "1812"
2. Variations from Suite No. 3.

3. Symphony No. 6 in B—minor
   (a) Adagio—Allegro non troppo
   (b) Allegro con grazia
   (c) Allegro vivace
   (d) Adagio lamentoso

Conductor, Professor BUCK.

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Plans of New Buildings Approved.

Cnd. lot.	Road.	Name.	Description.
			Foreign.
1016	Broadway	Davies & Thomas	Theatre. Astor House Hotel
935	Carter	P. Tilley	Additions to houses
			Chinese.
327	North Soochow	E. D. Sassoon & Co.	9 houses
West of 6319	Yangtzepoo	Chinese	7 houses

Proceedings at the Mixed Court

During the week ending Saturday, December 2, 1911.

APPREHENSIONS.	Male	Female
1.—Offences Against the Person :—		
Assault	18	1
Kidnapping	1	
Abduction	1	
Manslaughter	1	
2.—Offences Against Property :—		
Arson (or criminal negligence)	1	
Burglary	6	
Cruelty to Animals	2	
False Pretences...	4	
Fraud	3	
House breaking...	1	
Larceny	86	6
Receiving stolen property ...	2	1
Unlawful possession	8	1
3.—Offences of a Public Nature :—		
Breaches of Licence Conditions:—		
Lodging House ...	1	
Public Ricsha ...	220	
Tea Shop	2	
Cart	4	
Breaches of Municipal Bye-laws and Regulations :—		
House Refuse... ...	2	1
Nuisance	219	
Soliciting		10
Traffic	40	
Arms	3	
Cart	1	
Wheel-barrows ...	61	
Extortion	4	
Fighting and creating a disturbance	9	3
Gambling	1	
Loitering with Intent	6	
Returning from expulsion ...	5	
Vagrancy	19	6
Contempt of Court		1
4.—Miscellaneous Cases :—		
Insanity	5	
Stray children	1	5
Various		1
Witness in criminal cases ...	1	3
5.—Civil Cases	5	
TOTAL...	743	39

PUNISHMENTS AND DECISIONS.	Male	Female
Bail Forfeited	538	3
Cangue	2	
Cautioned		4
Dismissed	15	1
Expulsion	2	4
Fined	33	
Handed to Parents (or) Guardians		4
Imprisonment	106	16
Imprisonment and expulsion ...	17	
Reformatory	1	
Released on Security	5	3
Sent to Native authorities ...	1	
Sent to Sinza Refuge	17	2
Sent to Slave Girls' Refuge ...		1
Case withdrawn	3	
Sent to Yunnan Road Orphanage	1	
Various	2	1
TOTAL...	743	39

HOUSE OF DETENTION FOR MALES.	
Inmates at beginning of week... ...	79
Received during the week	3
Released during the week	7
Remaining at the end of the week ...	75
FEMALE WARD.	
Inmates at beginning of week ...	154
Received during the week	42
Released during the week	41
Remaining at the end of the week ...	155
SUMMONSES AND WARRANTS.	
Summonses issued	17
Summonses served	10
Warrants issued	15
Warrants executed	1

C. D. BRUCK,
Captain-Superintendent of Police.

Electrical Engineer's Report for October.

Generation.—The generation plant, now that the new turbines are in regular operation and the Willans-Peebles turbo-alternator has been converted, is in a highly efficient condition. I am glad to be able to report that the conversion of the above referred to Peebles alternator has enabled us to increase the output from the machine, originally an 800 kilowatt one, up to 1,000 kilowatts without undue or dangerous overheating of either the stator or rotor windings. This is a concrete example of the overload capacity of steam turbines. The Howden-Siemens mixed pressure turbo-alternators, rated at 480 K.W. are continuously running at an output of 660 K.W. which on emergency can be increased to 700 K.W. This is a most satisfactory state of affairs. In a few days time the conversion of the Parson-Peebles 800 K.W. alternator will be completed, and I anticipate that we shall be able also to get 1000 K.W. output from this set. Then the combined output obtainable from the four turbine sets will be 3,320 K.W. although the rated and specified output is but 2,560 K.W. It is more than fortunate, it is extremely important that these increased outputs have been obtained because already in November the maximum lighting and power load in the station, excluding traction, has risen from 2,240 K.W. to 2,900 K.W. an increase of 660 K.W. within the past eleven months; before the end of the year a further demand of 200 K.W. will most probably have to be met.

Coal.—The coal consumption per unit generated has fallen in October to 4.62-lb. and per unit sold to 5.32-lb. which latter figure is the lowest so far recorded.

Extra High-tension Underground Feeder laid in Markham and Thibet Roads

494 yds. .1×.1×.1 sq. inch.
3 core paper lead covered
= .28 mile.

Extra High-tension Overhead 3-Phase Feeder run in Markham and Gordon Roads

5,825 yds. .094 .094 .094 = 3.3 mls.

Low-tension Distributors extended in the following roads :—

N. Szechuen Ext. (Alleyway)	129 yds.	.034
N. Szechuen Ext.	64	.022
N. Shanse (Alleyway)	116	.022
Dixwell	221	.034
Fearon	177	.034
N. Fokien	146	.034
N. Soochow (Alleyway)	133	.022
N. Thibet and Alabaster	1078	.124 & 3
Sinza and Park	1780	.060
Seward	168	.139
,,	84	.089
Yulin	290	.034
,,	150	.022
Woochang (Alleyway)	220	.022
Woochang	110	.012
Yunnan (Alleyway)	120	.022
Burkill (Alleyway)	128	.034
,,	64	.022
N. Shanse (Alleyway)	100	.012
N. Soochow	1560	.159 & 3
Total...	6838 yds.	= 3.31 mls.

Enlarged in the following roads :—

Range	525 yds.	.159
,,	262	.094
Lloyd	506	.094
,,	253	.058
N. Szechuen Ext. (Alleyway)	253	.034
Total...	1799 yds.	= 1.02 mls.

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Public Lighting Wire was run in Gordon Road for additional Metal Lamps.

3640 yds. 012=2.06 miles.

Poles.—35 New Poles erected during the month; 13 Poles renewed.

Lamp Connexions.—The equivalent of 8,016-30 watt lamps was connected in October. This beats the former record of 6,698 in July last by 1,318. The total connexions now amount to 258,846 of which 43,441 have been connected in the ten months from January to October.

Motors.—The electrification of Shanghai local industries continues. Ten motors were added during the month aggregating 43.5 horse-power which brings the grand total up to 231 motors of 1,584 horse-power. There are a number of rice mills now electrically driven ranging in size from 10 H.P. up to over 100 H.P. A recent use to which electric motors have been put is in silk filatures, where they are employed to drive blowers for supplying forced draught to the boiler furnaces.

The electrification of the Shanghai Roller Flour Mill, situated on the Soochow Creek at the end of Tonquin Road, was completed on November 30. This mill is supplied with 3-phase energy transformed from 6,300 volts to 350 volts. The sub-station and equipment have been erected on the Mill property by the Electricity Department. The cosmopolitan nature of the plant may be of passing interest. In the sub-station the lightning arrester apparatus, extra high tension, and low-tension switchgear was made by the British Westinghouse Co., of Manchester; the transformers by the A. E. G. of Berlin; the 11.000 volt insulators by Messrs. Bullers Ld.; the cables from sub-station to Mill by Messrs. Felten & Guillaume, Mulheim. The motor which drives the mill is rated at 160 H.P. it was built by the Westinghouse Electric and Manufacturing Co., of Pittsburg, Pa.: reinforced concrete poles have been freely used for supporting the overhead transmission lines, they were made by the Public Works Department.

I am confident that this last, and up to the present biggest electrification will lead to the conversion of many of the large mills and factories. The advantages of being able to obtain a bulk supply of electricity direct from an outside source, to be able to discard the boilers and engines with their attendant need of constant attention and costly maintenance, are so obvious, that the progressive step taken by the Roller Flour Mill will be followed by the other power users of Shanghai in the near future. In fact, negotiations are being carried on for the conversion of about 1,000 horse-power to electric drive.

Units Sold.—The units sold in October were 751.120 and are more than ever sold during any month before. The increase from 49.463 to 85.231 power units in October last year and October this year respectively has a significance when considered in relation with the foregoing remarks about electrification.

Then again the units sold for traction are 39,536 more than in the corresponding period last year.

COMPARATIVE TABLE—OCTOBER.

	1910.	1911.
Total lamps connected	210,442	258,846
Lamps connected during month	3,254	8,016
House service connexions during month	71	50
Motors—horse power, to date	976.76	1583.94
Units generated	671,386	864,877
Units sold	599,683	751,120
Ratio between units generated and sold	% 89.32	86.84
Private lighting	261,994	373,411
Public lighting	75,764	83,947
Heating	2,048	2,423
Power	49,463	85,231
Traction	185,228	224,764
Units accounted for	25.186	31,344
Coal tons	1,450	1,782
Coal per unit generated, lbs.	4.84	4 62
Coal per unit sold "	5.41	5.32
Oil gallons	135	167
Water "	32,000	172,000
Revenue Tls.	49,972	56,276
Expenditure "	42,098	47,505
Profit for month "	7,874	8.771
Profit to date "	71,894	70,360

Financial.—The profit for October is Tls. 8,771 compared with Tls. 7,784 in the same month last year. The profit to date is only Tls. 1,534 less than in October last year, but considering the revenue reduction for which the abolition of meter rents is responsible and the large reduction in the price charged for power and heating, the result is good.

T. H. C. ALDRIDGE,
Electrical Engineer.

Record of Calls on the Fire Brigade for November.

Date	Time of Alarm	Municipal and Fire Districts	Road	Class of Fire	Class of Building	Alarm	Extent of Damage	Last Company Left	Remarks
Nov. 2	12.15 p.m.	Central 3	Henan	Small	Native	Bell	4 shops damaged	1.25 p.m.	
2	12.30 p.m.	Western 7	Bubbling Well	"	Foreign	"	1 house damaged	1.10 p.m.	
9	11.40 a.m.	" 7	Yates	"	Native	"	1 shed destroyed	—	Brigade did not lay on water
10	10.20 p.m.	Northern 2	N. Soochow	"	"	"	4 houses damaged	11.30 p.m.	
25	9.30 a.m.	Central 4	Kwangse	"	"	"	1 house damaged	—	Brigade did not lay on water

SUMMARY:—During the month of November the Brigade was called to:—

5 Fires, including 5 bell calls.
1 in Northern, 2 in Central, and 2 in Western Districts.
4 in native buildings and 1 in foreign building.
5 small fires.

G. S. V. BIDWELL,
Chief Engineer.

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TENDERS FOR PUBLIC WORKS AND OTHER REQUIREMENTS.

CONDITIONS GOVERNING MUNICIPAL TENDERS.

1. The Council reserves to itself the right to accept the whole or part of any tender.
2. The Council does not bind itself to accept the lowest or any tender or to pay any expenses which the tenderer may incur in tendering.
3. The contractor whose tender is eventually accepted may be required to give satisfactory security for the performance of the contract.
4. The names of tenderers, with prices quoted, will be published in the Municipal Gazette.
5. A fee may be charged for specifications, to be returned upon receipt of a *bonâ fide* tender.
6. Tenders, sealed and labelled on the outside as to their contents, should be forwarded, preferably by chit book or registered letter, to "The Secretary, Municipal Council, 23 Kiangse Road" not later than noon on the day fixed for their receipt.

工部局承攬信章程

一 所有承攬各項本局承認全份或幾份係本局自有權利

二 所有承攬價目雖是極低本局亦未必准承辦知有承辦人自行估價之用款本局不予認付

三 揭定之後該承攬人須覓的實保人到局保其遵照合同辦理

四 所有承攬各人之信及承攬之價目以後登入本局公報俾人知悉

五 所有取閱設明清單若須付錢則本局必將其錢數在此證單內登明所收之錢俟得有的實承攬信後仍將該款一律退還

六 所有承攬信函必須寫明送至江路二十三號工部局辦公處在四十號信箱或由掛號郵寄交收

二時之前以用此次概免設明清單費

所有承攬事件由英文開列於下

TENDERS INVITED.

No.		Fee	Date for receipt of tenders.
	FIRE BRIGADE.		
	Information on the subject of tenders under this Section may be obtained at the Central Fire Station, Honan Road.		
1.	3,000-ft. 2½-in. Double Jacket Cotton Para Rubber lined Fire Hose in 50-ft. Lengths, uncoupled. 1,000-ft. 2½-in. Single Jacket Cotton Para Rubber lined Fire Hose in 50-ft. Lengths, uncoupled. 2,025-ft. 2½-in. Flax Machine-made, Canvas, unlined, Fire Hose in 75-ft. Lengths, with gun-metal couplings, expansion ring pattern, V right-hand threads, 5 threads per inch, 3¼-in. ext. dia. and to be provided with two lugs ¾-in. dia., ⅞-in. length. 15-ft. 6-in. Wire bound unchafable Suction Hose complete with couplings wired on, screw of couplings 7-in. ext. dia. 5 threads per inch.	—	Extended to January 15, 1912. Tenders should be accompanied by samples.
	POLICE FORCE.		
	Information on the subject of tenders under this Section may be obtained at the Depot, Gordon Road.		
3	2,000 pairs British Army Pattern Ankle Boots.	—	December 7.
	80 yards Blue Beaver Cloth, No. 1 Quality.	—	
	2,000 yards Blue Beaver Cloth, No. 3 Quality.	—	
	4,000 yards Indigo Blue Serge.	—	
	800 yards Khaki Woollen Serge.	—	
	2,000 yards Grey Cotton Lining.	—	
	50 pairs Blankets, White, 63″ × 80″, 6-lb. per pair.	—	
	100 pairs Blankets, Brown Army, 68″ × 90″, 10-lb. per pr.	—	

TENDERS RECEIVED.

Glazing the windows in the new Laundry Block at the Gaol, with 22 oz. glass and Ningpo varnishing the doors, windows and frames.

Wong Kor Sung	Tls. 285
Joe Ming Kee	262
* Zee Zung Tai	252

Supplying and fixing standard iron railing in Avenue Road, 114 chang (excluding painting and concrete bases).

Kien Chong	Tls. 6.50 per chang.
Soy Chong	4.20 ,,
* The Fah Shing Ironworks	4.15 ,,

Construction of a reinforced concrete Bridge over the Defence Creek at Peking Road.

Chou Chee Sun	Tls. 14,855
Yao Sing Kee	9,997
Yue Chang Tai	9,800
* Chang Youn Kee	9,208.50

* Accepted.

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